



"OLD ST. GEORGE"

EXECUTIVE SUMMARY

The Clifton Heights urban renewal plan encompasses a 20 block area from Vine to Ravine Street (east/west) and from Calhoun to Lyon Street (north/south). The study is divided into two parts: **Part I** establishes guidelines for redevelopment and; **Part II** establishes guidelines for streetscape improvements.

Part I:

The initial step of the plan was to establish the urban renewal boundary and identify the goals and objectives of the Clifton Heights business district. A blight study was conducted which generally concluded that a significant portion of the commercial and residential building stock was in either major or critical condition, and in need of rehabilitation or regeneration.

The plan identifies specific parcels for potential development which could provide approximately 210,000 s.f. of additional retail and restaurants, 700 housing units (1100 beds), 100,000 s.f. of office, and opportunities for entertainment and cultural uses. The major aspect of the plan analyzed opportunities for mixed-use and complimentary university facilities. It also recommends repositioning of the existing fast-food establishments and other uses into a comprehensive plan that is intended to be realized over the next 5 to 10 years.

During the planning process, the Clifton Heights Community Urban Redevelopment Corporation (CHCURC) was established to solicit development proposals for the specific parcels, attract and support new businesses, and implement streetscape improvements. CHCURC is represented by the CUF Neighborhood Association, University of Cincinnati, Clifton Heights Business Association, and various other groups and individuals.

The major recommendations of the plan include: 1) establish zones within the district to attract regional retail stores, reinforce local businesses, promote preservation of architecturally significant structures, and encourage pedestrian day/night activity and cultural participation; 2) create a shared parking/circulation program between the university and businesses and provide additional off street parking to reduce the congestion that presently exists; 3) stabilize and improve residential property; 4) conduct a traffic analysis to determine the feasibility/advisability of converting Calhoun and McMillan to two-way streets; and 5) increase amount of open space.

Part II:

This part of the plan provides guidance toward improving the street environment through a streetscape concept that recognizes the Clifton Heights business district as a unique district and promotes revitalization of the area. Significant elements include lighting, paving, planting, and signage. The intent of the guideline is to illustrate the need to develop a comprehensive streetscape vocabulary that will create a new image, perspective and attitude toward the Clifton Heights District. This in turn would be used to promote new investment and residential development within the area.

The next step in this process would be to retain consultants to develop a comprehensive streetscape plan and an overall image, logo and graphics for the district. The new logo and graphics would be incorporated into various street elements to identify the boundary and uses.



"HUGHES HIGH SCHOOL"